

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-044</u>	<u>SARAH & MAURICE BRAZIER</u>
<u>04-145</u>	<u>ROBERT & MARY G. BURNS, TRUSTEES</u>
<u>04-226</u>	<u>7900 NW AVENUE L. L. C.</u>

APPLICANTS: SARAH & MAURICE BRAZIER

- (1) MODIFICATION of Conditions #2, 6, 7 & 8 of Resolution CZAB8-20-03, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Liberty Academy,' as prepared by Charles Mitchell, sealed and dated stamped received 7/31/03 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Liberty Academy,' as prepared by Ideal Architectural Design, P. A., dated 1/27/04 and site plan dated last revised 4/13/04 and consisting of 6 sheets."

FROM: "6. That the use shall be restricted to a maximum number of 49 children."

TO: "6. That the use shall be restricted to a maximum number of 82 children."

FROM: "7. That the hours of operation shall be between 6:00 a.m. and 7:00 p.m."

TO: "7. That the hours of operation shall be Monday through Sunday, 24 hours daily."

FROM: "8. That the use may be conducted on the premises on Mondays through Saturdays, inclusive."

TO: "8. That the use may be conducted 7 days a week."

The purpose of the above requests is to allow the applicant to submit revised plans and to increase the number of children and the days and hours of operation for the previously approved day care center.

- (2) UNUSUAL USE to permit a summer day camp and after school care.
- (3) Applicant is requesting to permit the day care center setback 26'9" (50' required) from the interior side (south) property line and setback 40'11" (50' required) from the interior side (north) property line.
- (4) Applicant is requesting to permit parking spaces within 25' of an official right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification of Conditions or Covenants After Public Hearing) and approval of requests #3 and #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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HEARING NO. 04-9-CZ8-1 (04-44)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANTS: SARAH & MAURICE BRAZIER

PAGE TWO

SUBJECT PROPERTY: The west 95' of the following described parcel: The south 90' of the north 490' of the north $\frac{1}{2}$ of Lot 1 and the north 35' of the south 90' of the north 580' of the north $\frac{1}{2}$ of Lot 1, less the east 35' thereof for road purposes, MAP OF TATUM'S SUBDIVISION, Plat book B, Page 63. AND: The south 90' of the north 490' of the north $\frac{1}{2}$ of Lot 1 and the north 35' of the south 90' of the north 580' of the north $\frac{1}{2}$ of Lot 1, less the east 35' thereof for road purposes, MAP OF TATUM'S SUBDIVISION, Plat book B, Page 63, less the west 95' thereof.

LOCATION: 7750 N.W. 12 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.8 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANTS: ROBERT & MARY G. BURNS, TRUSTEES

(1) IU-1, BU-2 & BU-3 to RU-4M

(2) Applicant is requesting to permit three story apartment buildings to setback 15' (20' required) from the interior side (west and east) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Valencia Pointe for Cornerstone Group," as prepared by Mouriz Salazar, dated, signed and sealed May 17, 2004 and consisting of 14 pages and 4 pages by JFS Design, Inc., dated, signed and sealed 5/17/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of Tract "A", less the east 200' of the north 175' thereof, and less the west 190' of the north 147' and less the south 53' of the north 200' of the east 93' of the west 190' of the REVISED PLAT OF BLOCK 1 AND THE NORTH HALF OF BLOCK 2 OF EVERGLADES-GRAPELAND, Plat book 38, Page 32; less the north 15' and the west 15' thereof, previously dedicated for road purposes. AND: Lots 21 to 37, inclusive of Block 2 of EVERGLADES GRAPELAND SUBDIVISION, Plat book 21, page 61. AND: Lots 1 to 38 inclusive and Lot 46 (less the west 15' of Lot 46 of Block 3 of EVERGLADES GRAPELAND SUBDIVISION, Plat book 21, Page 61. AND: All of the right-of-way of N.W. 77th Terrace lying E/ly of the E/ly right-of-way line of N.W. 27th Avenue, being a line parallel with and 35' E/ly of the centerline of said N.W. 27th Avenue, and W/ly of the W/ly right-of-way line of N.W. 25th Avenue being a line parallel with and 25' W/ly of the centerline of said N.W. 25 Avenue as it all appears on the plat of EVERGLADES-GRAPELAND, Plat book 21, Page 61, less that portion of the north ½ of said right-of-way of N.W. 77th Terrace which abuts Lots 38 through 41, inclusive of said Block 2 of said plat of EVERGLADES-GRAPELAND.

LOCATION: Lying between N.W. 77 Street and N.W. 79 Street & between N.W. 25 Avenue & N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.02 net acres

IU-1 (Industry – Light)

BU-2 (Business – Limited)

BU-3 (Business – Liberal)

RU-4M (Modified Apartment House 35.9 units/net acre)

APPLICANT: 7900 NW AVENUE L. L. C.

- (1) BU-2 to RU-4M
- (2) Applicant is requesting to permit a multi-family apartment building setback 20' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Andros Isles Apartments for Cornerstone Group," as prepared by Mouriz Salazar Architects, dated stamped received 6/9/04 and consisting of 14 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: #2 PARCEL: Commence at a point on the north right-of-way of N.W. 84 Street, lying 150' west of the Northwest corner of the intersection of the west line of N.W. 27 Avenue, and the north line of N.W. 84 Street, said point being 1,718.75' north of and 200' west of the Southeast corner of the NE ¼ of Section 9, Township 53 South, Range 41 East, and thence run west along the north right-of-way line a distance of 473.05' to a point; thence run north a distance of 448.89' to a point; thence run east a distance of 473.4' to a point; thence run south a distance of 449.01' to the Point of beginning. All of the properties hereinabove described being in the east ½ of the NE ¼ of Section 9, Township 53 South, Range 41 East. LESS THE FOLLOWING DESCRIBED PROPERTY: A portion of the land described above as "#2 Parcel", which portion is described as follows: Commence at a point on the north right-of-way line of N.W. 84 Street lying 150' west of the Northwest corner of the intersection of N.W. 27 Avenue and N.W. 84 Street; thence run north along a line 200' west of and parallel to the east line of Section 9, Township 53 South, Range 41 East, a distance of 150' to the Point of beginning of the parcel of land hereinafter to be described; thence run west parallel to the north right-of-way line of N.W. 84 Street a distance of 62' to a point; thence run north parallel to the east line of said Section 9 a distance of 150' to a point; thence run east parallel to the north right-of-way line of N.W. 84 Street a distance of 62' to a point, said point being on a line that is 200' west of and parallel to the east line of said Section 9; thence run south along a line 200' west of and parallel to the east line of said Section 9 a distance of 150' to the Point of beginning.

LOCATION: Lying North of N.W. 84 Street & approximately 150' west of N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.66 Acres

BU-2 (Business – Special)
RU-4M (Modified Apartment House 35.9 units/net acre)